



INSPECTION GUIDELINES: RESIDENTIAL FRAMING



COMMUNITY DEVELOPMENT DEPARTMENT • 345 N EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8561
www.stocktonca.gov/buildinginspection

INSPECTION CODE: 006, 007

SCOPE: RESIDENTIAL

CODES ENFORCED: CBC, CRC, CPC, CFC, CMC, CEC, CEnC, CALGreen, CEBC, CHC, and SMC

The information provided in this document is general and intended as a guide only. Each project is unique and additional requirements may be enforced as deemed appropriate.

- Approved plans and inspection record to be on the job site. (CRC 105.7)
- Review floor plans and verify all wall placement according to the plans.
- All revisions must be approved by city plan review team. (CRC 106.4)
- All mechanical, electrical, and plumbing needs to be inspected and approved before closing-in.
- Review structural plans to:
 - Locate shear schedule and locate structural notes and details.
 - Review foundation plans to verify anchor bolt size and spacing.
 - Verify location and length of shear walls on the structural plans.
- All areas to be inspected shall be free of stockpiled materials, trash or other equipment or debris which preclude access for inspection.
- Cripple walls shall be framed of studs not smaller than the stud walls above. (CRC 602.9)
- Verify under floor ventilation of 1 square inch per 150 square foot of under floor area. (CRC 408)
- Verify ventilation of attic spaces as per the approved plans. (CRC 806)
- Verify framing for attic access openings 22"x30" min. (CRC 807)
- 18"x24" minimum access to crawl spaces. (CRC 408.4)
- Field treatment of cuts and holes in treated lumber. (CRC 402.1.2)
- 3"x3"x 3/16" plate washers at all anchor bolts in shear and/or bearing walls. (CRC 602.11.1)
- Wood plates or sills shall be bolted to the foundation or the foundation wall. Steel anchor bolts shall be minimum 1/2" minimum if not galvanized.
- Verify clearance from earth to untreated wood: Joists 18", beams 12", posts and all others including walls 8". (CRC 317.1)
- For fastening requirements see Table CRC 602.3 (1).
- Verify sawn lumber size and grade per the structural specifications for the shear walls.

Note: This includes sill plates, boundary members at hold-downs, and members at adjoining panel edges.
- Verify shear panel to sill connection including:
 - Fastener size and spacing to floor framing below.
 - Verify solid member (4x or PSL) under shear wall for proper load and shear transfers at second floor to

INSPECTION GUIDELINES: RESIDENTIAL FRAMING

- first floor framing (no web joists as rim joists).
- At shear wall located on concrete, check foundation anchors for size and spacing.
- Hot dipped galvanized fasteners into treated lumber.
- Check all structural details for special connections.
- Verify shear transfer at the top of wall to the diaphragm above per structural details and shear schedule, including:
 - Framing clips and shear transfer hardware spacing.
 - Rim joist or joist block-nailing requirements.
 - Blocks at 4' O.C. at parallel joists.
 - Shear wall extends to roof sheathing (nailed to rafter).
 - Locations per the floor plans, structural plans, and foundation plans.
- Verify hold down hardware installations, including:
 - Hold downs on posts at each end of shear walls.
 - Size of posts included at each end of shear panel (per HD manufacturer).
 - Strap type hold-downs are nailed with listed fasteners. Note: If green sinkers are used; there is a reduction in the hold down capacity.
 - Verify that holes drilled through posts are no greater than 1/16" larger than the bolt diameter.
 - Verify all nuts and bolts are tight.
 - Check hold-down manufacturer specifications for installation requirements (for example: SSTB anchors in stem wall require minimum 1 3/4" edge distance (sides) and must be minimum 4 1/4" from the end of wall, thus 8" wide stem wall required for all SSTB > 5/8").
 - Check for through floor uplift transfers from shear walls above, including:
 - Straps, threaded rods, FTA twisted straps, etc.
 - Boundary nailing through plates, rim joists, etc. above and below.
 - All through floor transfers shall connect to a post or built-up member below.
 - Note: Additional HD's or PA's to foundations may occur at these locations.
- Check plans for drag straps (ex: WB's or ST's) and collector lines (verify nailing).
- Notched, drilled, or cut engineered lumber shall be in accordance with CRC 602.6.
- Pipe penetrations or other elements that break wall plates require strapping per CRC 602.6.1.
- Verify rafter ties or collar ties or continuous ceiling joists if no structural ridge.
- Verify size and grade for all headers with approved plans.
- Headers shall be supported on each end with one or more jack studs or with approved framing anchors in accordance with Table CRC 602.7(1) or CRC 602.7(2) and CRC 602.7.5.
- Verify size, grade and placement of all beams and built-up members in floors or ceilings. Verify full bearing under all beams and built-up members per the approved plans (including 'crush' blocks between floors and in subfloor spaces).
- Check details for positive connections at bearing points of all beams and built-up members.
- Check connections at high to low wall transitions. (Typically require strapping)

INSPECTION GUIDELINES: RESIDENTIAL FRAMING

- Floor, ceiling, and roof openings 4' wide or larger require double joists and head outs.
- Provide backing for tub enclosures, grab bars, towel bars, toilet paper holder, drywall.
- Reinforcement for grab bars provided in at least one bathroom, 2"x8" minimum solid lumber, installed at walls in the toilet area and continuous at bathtub/shower areas. (CRC R327)
- Check for cabinet backing for upper cabinets (1 2" centerline from back wall) Verify support for drop ceilings from structure above. No flat framing.
- All windows and doors installed and flashed (after shear nail inspection).
- Check windows in bedrooms for egress requirements. Maximum 44" sill height, minimum 5.7 sf opening, minimum 20" wide, minimum 24" high. 5.0 sf acceptable at grade level only. (CRC 310.2)
- Fire blocking at drop-ceiling areas, furred walls, stairs, and concealed locations. (CRC 302.11)
- Verify all duct chases are fire-stopped at each floor level.
- No roof penetrations within 4 feet of rated wall assembly without parapet. (CBC 706.6)